

## Introduction

The Ballard Municipal Center (BMC) is the priority element that emerged from the recent Ballard/Crown Hill Neighborhood Plan. It envisioned a project that met several goals: create critically needed open space, increase the supply of housing, improve access to City services, spur economic development in the core of a hub urban village, and provide a focal point for transportation improvements. The BMC is intended to be a key part of the foundation for achieving a healthy, vibrant urban core. It would bring together well-used public services, a new Library, an urban park, retail, and new mid-rise residential units into a “center piece” venue that would be pleasant to visit and easy to access.

This Ballard Municipal Center Master Plan identifies sites for a new public park, neighborhood library and city service center and establishes design criteria and guidelines for the development of a six block area in the heart of Ballard. This plan responds to a need for open space to serve the Central Ballard Urban Village Area and implements the priority recommendation of the Ballard/Crown Hill Neighborhood Plan adopted by City council in 1998. This plan is intended as a catalyst to encourage high quality public and private investment in the core of the urban village, as initially envisioned in the Seattle Comprehensive Plan.





*Aerial photo of project area looking northwest*

The preparation of this plan was guided by the Ballard Municipal Center Steering Committee comprised of City, library and community representatives. Input was also received at several public meetings during the development of this plan. The public meetings were coordinated with public meetings on the library site selection sponsored by the Seattle Public Library Board to benefit this information and interaction. Copies of draft documents have been distributed to interested community members and available for review at the Neighborhood Service Center.

This plan covers an area of approximately 30 acres, ten acres of which include existing streets or land planned to be in public ownership in the near future (for the park, library and neighborhood service center). The area extends from 20<sup>th</sup> Avenue NW to 24<sup>th</sup> Avenue NW and from NW 56<sup>th</sup> Street to NW 58<sup>th</sup> Street, including abutting properties. Currently, the area is zoned primarily for mixed use commercial development with a 65 foot (NC) height limit. Some multi-family residential zoning exists along the northern edge. The current uses are predominantly single story retail buildings and surface parking.